



**93RD GENERAL ASSEMBLY**  
**State of Illinois**  
**2003 and 2004**

Introduced 2/6/2004, by Antonio Munoz

**SYNOPSIS AS INTRODUCED:**

225 ILCS 454/5-50  
225 ILCS 454/5-70

Amends the Real Estate License Act of 2000. Provides that any person licensed as a broker shall be entitled at any renewal date to change his or her license status from broker to salesperson. Makes changes in provisions concerning continuing education requirements for brokers and salespersons.

LRB093 20864 AMC 46932 b

FISCAL NOTE ACT  
MAY APPLY

1 AN ACT concerning professional regulation.

2 **Be it enacted by the People of the State of Illinois,**  
3 **represented in the General Assembly:**

4 Section 5. The Real Estate License Act of 2000 is amended  
5 by changing Sections 5-50 and 5-70 as follows:

6 (225 ILCS 454/5-50)

7 (Section scheduled to be repealed on January 1, 2010)

8 Sec. 5-50. Expiration date and renewal period of broker,  
9 salesperson, or leasing agent license; sponsoring broker;  
10 register of licensees; pocket card.

11 (a) The expiration date and renewal period for each license  
12 issued under this Act shall be set by rule. Except as otherwise  
13 provided in Section 5-55 of this Act, the holder of a license  
14 may renew the license within 90 days preceding the expiration  
15 date thereof by paying the fees specified by rule. Upon written  
16 request from the sponsoring broker, OBRE shall prepare and mail  
17 to the sponsoring broker a listing of licensees under this Act  
18 who, according to the records of OBRE, are sponsored by that  
19 broker. Every licensee associated with or employed by a broker  
20 whose license is revoked, suspended, terminated, or expired  
21 shall be considered as inoperative until such time as the  
22 sponsoring broker's license is reinstated or renewed, or the  
23 licensee changes employment as set forth in subsection (c) of  
24 Section 5-40 of this Act.

25 (b) OBRE shall establish and maintain a register of all  
26 persons currently licensed by the State and shall issue and  
27 prescribe a form of pocket card. Upon payment by a licensee of  
28 the appropriate fee as prescribed by rule for engagement in the  
29 activity for which the licensee is qualified and holds a  
30 license for the current period, OBRE shall issue a pocket card  
31 to the licensee. The pocket card shall be verification that the  
32 required fee for the current period has been paid and shall

1 indicate that the person named thereon is licensed for the  
2 current renewal period as a broker, salesperson, or leasing  
3 agent as the case may be. The pocket card shall further  
4 indicate that the person named thereon is authorized by OBRE to  
5 engage in the licensed activity appropriate for his or her  
6 status (broker, salesperson, or leasing agent). Each licensee  
7 shall carry on his or her person his or her pocket card or, if  
8 such pocket card has not yet been issued, a properly issued  
9 sponsor card when engaging in any licensed activity and shall  
10 display the same on demand.

11 (c) Any person licensed as a broker shall be entitled at  
12 any renewal date to change his or her license status from  
13 broker to salesperson.

14 (Source: P.A. 91-245, eff. 12-31-99.)

15 (225 ILCS 454/5-70)

16 (Section scheduled to be repealed on January 1, 2010)

17 Sec. 5-70. Continuing education requirement; broker or  
18 salesperson.

19 (a) The requirements of this Section apply to all licensees  
20 ~~who have had a license for less than 15 years as of January 1,~~  
21 ~~1992.~~

22 (b) Except as otherwise provided in this Section, each  
23 person who applies for renewal of his or her license as a real  
24 estate broker or real estate salesperson must successfully  
25 complete real estate continuing education courses approved by  
26 the Advisory Council at the rate of 6 hours per year or its  
27 equivalent. In addition, in order to renew a real estate  
28 broker's license, the licensee must successfully complete, by  
29 achieving an 85% passing score, a 6-hour broker management  
30 continuing education course approved by OBRE. No license may be  
31 renewed except upon the successful completion of the required  
32 courses or their equivalent or upon a waiver of those  
33 requirements for good cause shown as determined by the  
34 Commissioner with the recommendation of the Advisory Council.  
35 The requirements of this Article are applicable to all brokers

1 and salespersons except those brokers and salespersons who,  
2 during the pre-renewal period:

- 3 (1) serve in the armed services of the United States;
- 4 (2) serve as an elected State or federal official;
- 5 (3) serve as a full-time employee of OBRE; or
- 6 (4) are admitted to practice law pursuant to Illinois  
7 Supreme Court rule.

8 (c) A person who is issued an initial license as a real  
9 estate salesperson less than one year prior to the expiration  
10 date of that license shall not be required to complete  
11 continuing education as a condition of license renewal. A  
12 person who is issued an initial license as a real estate broker  
13 less than one year prior to the expiration date of that license  
14 and who has not been licensed as a real estate salesperson  
15 during the pre-renewal period shall not be required to complete  
16 continuing education as a condition of license renewal. A  
17 person receiving an initial license as a real estate broker  
18 during the 90 days before the broker renewal date shall not be  
19 required to complete the broker management continuing  
20 education course provided for in subparagraph (b) of this  
21 Section.

22 (d) The continuing education requirement for salespersons  
23 and brokers shall consist of a core curriculum and an elective  
24 curriculum, to be established by the Advisory Council. In  
25 meeting the continuing education requirements of this Act, at  
26 least 3 hours per year or their equivalent shall be required to  
27 be completed in the core curriculum. In establishing the core  
28 curriculum, the Advisory Council shall consider subjects that  
29 will educate licensees on recent changes in applicable laws and  
30 new laws and refresh the licensee on areas of the license law  
31 and OBRE policy that the Advisory Council deems appropriate,  
32 and any other areas that the Advisory Council deems timely and  
33 applicable in order to prevent violations of this Act and to  
34 protect the public. In establishing the elective curriculum,  
35 the Advisory Council shall consider subjects that cover the  
36 various aspects of the practice of real estate that are covered

1 under the scope of this Act. However, the elective curriculum  
2 shall not include any offerings referred to in Section 5-85 of  
3 this Act.

4 (e) The subject areas of continuing education courses  
5 approved by the Advisory Council may include without limitation  
6 the following:

- 7 (1) license law and escrow;
- 8 (2) antitrust;
- 9 (3) fair housing;
- 10 (4) agency;
- 11 (5) appraisal;
- 12 (6) property management;
- 13 (7) residential brokerage;
- 14 (8) farm property management;
- 15 (9) rights and duties of sellers, buyers, and brokers;
- 16 (10) commercial brokerage and leasing; and
- 17 (11) real estate financing.

18 (f) In lieu of credit for those courses listed in  
19 subsection (e) of this Section, credit may be earned for  
20 serving as a licensed instructor in an approved course of  
21 continuing education. The amount of credit earned for teaching  
22 a course shall be the amount of continuing education credit for  
23 which the course is approved for licensees taking the course.

24 (g) Credit hours may be earned for self-study programs  
25 approved by the Advisory Council.

26 (h) A broker or salesperson may earn credit for a specific  
27 continuing education course only once during the prerenewal  
28 period.

29 (i) No more than 6 hours of continuing education credit may  
30 be earned in one calendar day.

31 (Source: P.A. 91-245, eff. 12-31-99.)